

## STAFF REPORT

HEARING DATE: Wednesday, January 5, 2005

TO: Planning Commission

FROM: Jeff Caines, Assistant Planner

PROPOSAL: **Garden Grove Planned Unit Development**

LOCATION: 6600 block of SW Canby Street  
Map 1S1-24DA, Tax Lot 301

SUMMARY: Conditional Use, Land Division, Flexible Setback and Tree Plan applications are submitted by the applicant to propose construction of a fifteen lot subdivision. The Conditional Use application requests Planned Unit Development approval for the fifteen lots to include detached dwellings. The Land Division application requests preliminary approval to create fifteen residential lots and two tracts with associated public and private improvements. The Flexible Setback application requests a zero side and rear yard set back for the two “open space tracts” only. The applicant is not requesting a reduction to the front yard setback. The Tree plan II is for the removal of approximately 50 trees for the development of the project. There are no significant or historical trees on the site. The following issues have been identified for the development:

- Consider if the intent of the required common open space includes the setback areas of the open space tracts, or if the intent of the PUD is to create additional open space areas outside of the parent parcel setbacks.

APPLICANT'S  
REPRESENTATIVE: CES-NW  
Kirsten Van Loo  
15573 SW Bangy Road, Suite 300  
Lake Oswego, OR 97035

RECOMMENDATIONS: **DENIAL of CU2004-0021 (Garden Grove Planned Unit Development Conditional Use).** However, if the Planning Commission finds that the Conditional Use application does meet the approval criteria staff recommends **APPROVAL of CU2004-0021 (Garden Grove Planned Unit Development Conditional**

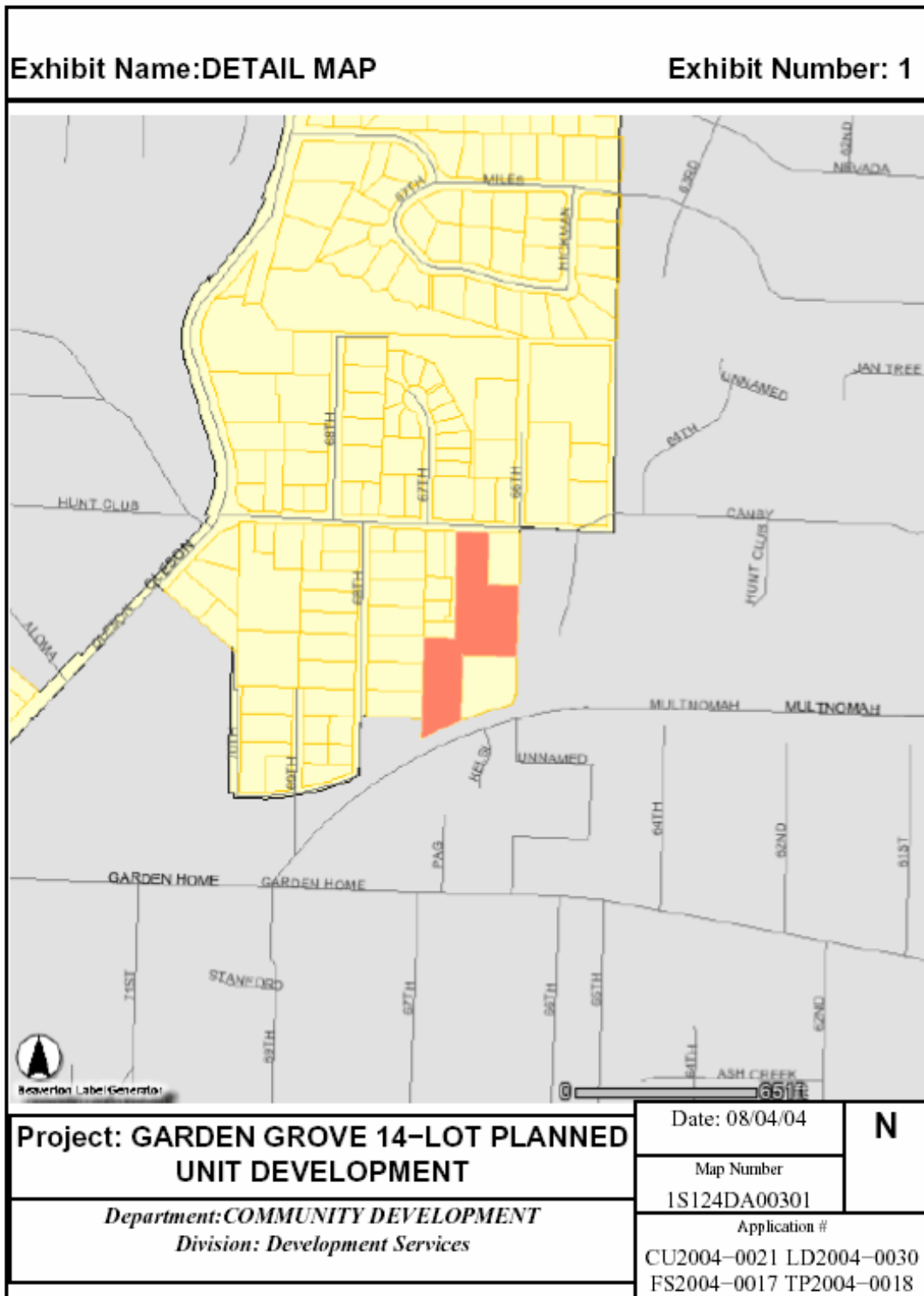
**Use**), subject to conditions identified at the end of this report.

**APPROVAL of FS2004-0017 (Garden Grove Planned Unit Development Flexible Setback)**, subject to conditions identified at the end of this report.

**DENIAL of LD2004-0030 (Garden Grove Planned Unit Development)**, subject to conditions identified at the end of this report. However, if the Planning Commission finds that the Land Division application does meet the approval criteria staff recommends **APPROVAL of LD2004-0030 (Garden Grove Planned Unit Development)**, subject to conditions identified at the end of this report.

**APPROVAL of TP2004-0018 (Garden Grove Planned Unit Development Tree Plan)**, subject to conditions identified at the end of this report

## VICINITY MAP



## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
CU2004-0021	August 4, 2004	Nov. 4, 2004	March 4, 2005	July 2, 2005
FS2004-0017	August 4, 2004	Nov. 4, 2004	March 4, 2005	July 2, 2005
LD2004-0030	August 4, 2004	Nov. 4, 2004	March 4, 2005	July 2, 2005
TP2004-0018	August 4, 2004	Nov. 4, 2004	March 4, 2005	July 2, 2005

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Residential Urban Standard Density (R-7)	
<b>Current Development</b>	Vacant	
<b>Site Size</b>	2.78 Acres	
<b>NAC</b>	CPO – 3	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: Urban Standard Density (R-7) East: Urban Standard Density (R-7) West: Public Right-of-Way South: Urban Standard Density (R-7)	<u>Uses:</u> North: Residential East: Residential West: Residential South: Non-Conforming Commercial Use

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## EXHIBITS

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**Exhibit 2. Materials Submitted by Staff**

Rock wall design profile

**Exhibit 3. Materials Submitted by Applicant**

Written Statements

Reduced Plans

Pre-Application Conference Notes

Neighborhood Review Meeting Packet

Clean Water Services Service Provider Letter

Beaverton School District Letter

**Exhibit 4. Materials Submitted by Public**

Exhibit 4.1 – Dale & Sylvia Butner, 6675 SW Canby Street Portland, OR 97223

Exhibit 4.2 – Michael Cottam, 6625 SW Canby Street Portland, OR 97223

Exhibit 4.3 – Michael & Bonnie Hayes 7275 SW 68<sup>th</sup> Avenue Portland, OR 97223